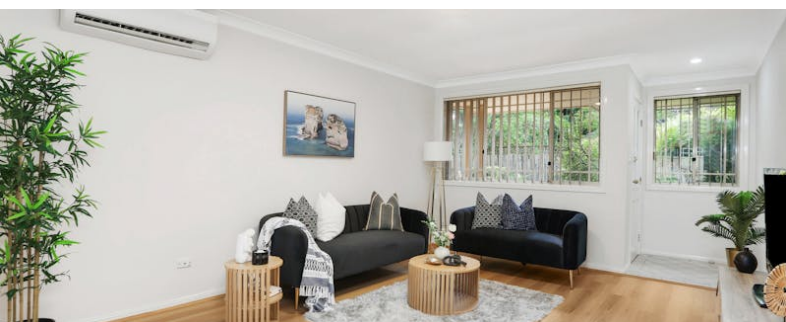




## 4/31 Girraween Road, GIRRAWEEEN, NSW 2145

### Gorgeous 2 Bedroom Villa In Prime Girraween Location

So affordable yet so well located, this recently refurbished 2 bedroom villa represents amazing value for money for first home buyers, investors or downsizers.

Newly repainted throughout and with beautiful new hybrid timber flooring just installed, this turnkey home is absolutely move in ready.

Located in the heart of Girraween, within walking distance to desirable public and Catholic schools as well as Toongabbie Train Station & shopping Centre, convenience is assured.

Peacefully tucked away in small and friendly complex of just 6 properties, this villa offers level entry access with no steps, spacious plan living and dining areas, 2 great size bedrooms with built-in wardrobes, a garage with internal access and an easily maintained rear courtyard.

First time homeowners will appreciate the affordable price and the sheer convenience of the location while downsizers and retirees will enjoy an easy care lifestyle in this low maintenance home.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 115P4381

**SALE DETAILS**

**Just Listed!**

**CONTACT DETAILS**

**Toongabbie**

4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Nick Bardon**

0409 900 237

Investors note, this highly desirable location will easily attract tenants with potential rent of \$600- \$620 per week.

Further information & Inclusions :

- + Girraween Public School Catchment
- + North facing front door & sunny east/west facing living areas
- + 2 bedrooms, both with built in wardrobes
- + New hybrid timber flooring in the living areas, bedrooms & kitchen
- + Newly repainted throughout
- + Single Lock up garage with internal access
- + Low maintenance rear courtyard with no lawns to maintain
- + No steps, level entry access

Location Benefits:

- + 950m to Girraween Public School
- + 950m to Toongabbie train station
- + 350m to St Anthony's Catholic Primary School
- + 850m to Girraween Selective High School

Outgoings:

- + Strata Levies : \$749 Per Quarter
- + Council Rates: \$372 Per Quarter
- + Water Service Charges \$172 Per Quarter

Contact:

Nick Bardon 0409 900 237

Krish Pancholi 0448 020 653

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee it's accuracy. Dimensions and distances are approximate. Interested parties should rely on their own enquiries.

- Land Area 126.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage

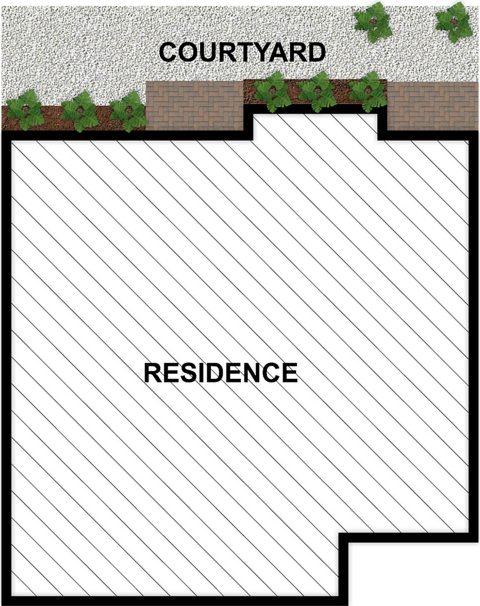
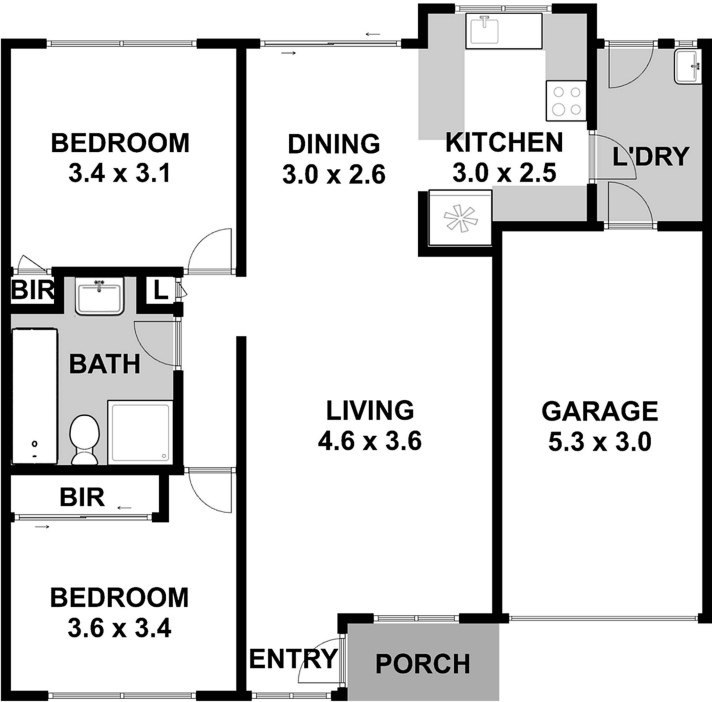




4 / 31 Girraween Rd, Girraween



Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.  
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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